

**OVERSIGHT BOARD OF THE FORMER
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON**

STAFF REPORT

DATE: AUGUST 15, 2012

TO: THE HONORABLE CHAIR AND BOARD MEMBERS

FROM: EXECUTIVE DIRECTOR

**SUBJECT: AGREEMENT WITH REAL SOLUTIONS CONSULTANTS TO
PERFORM HOUSING INSPECTION SERVICES**

SUMMARY

Staff is requesting the Board to approve an agreement between Real Solutions Consultants and the Successor Agency to perform housing inspection services.

BACKGROUND

Since the 1990's the City of Compton has approved several Community Housing Development Organizations (CHDO) and also assisted numerous affordable housing for sale and rental developments with the use of Federal and State funds to develop affordable housing in the City. As a condition for acceptance and utilization of those Federal and State funds, the Successor Agency must comply with the Federal and State affordability requirements under 24 CFR 92.500(d) and Health and Safety Code Div. 24, Sec. 33000.

STATEMENT OF THE ISSUE

The Agency has accepted a proposal from MDG Associates to perform a portion of the monitoring requirements for these activities; however there is a need for Successor Agency staff to perform housing inspections related to these programs and activities. To that extent, the Agency is in receipt of a proposal from Real Solutions Consultants to perform a portion of the housing inspection services.

In light of the fact, that Successor Agency has to monitor and perform inspections and compliance reviews for over 740 housing units and activities, it was imperative that staff divide this scope of work into phases, utilizing the services of multiple companies in order to perform the services in an efficient and cost effective manner. Table A describes the scope of work to be performed by Real Solutions. The Agency has utilized the services of Real Solutions in the past for similar activities. Real Solutions is uniquely qualified and have the knowledge and expertise of the Agency programs and activities to perform the scope of work requested.

Table A

Proposal Fees			
Project Description	Scope of Work	Housing Units	Costs
Assist in Monitoring Rental Activity and Covenants for CHDO, Home and Low-Mod Housing Units	Assist in Monitoring Rental Activity and Covenants for CHDO, Home and Low-Mod Housing Units	300 + Housing Unites	\$12,862.50
Physical Inspections	Perform physical inspections, tenant interviews and surveys	300 + Housing Unites	\$34,300.00
Total:			\$47,162.50

FISCAL IMPACT:

The approval of these funds will have no impact on the City of Compton's General Fund. The Successor Agency has funds approved in the ROPS and available in account number 1201-91-0000-4262 in the amount of \$47,163.00.

RECOMMENDATION:

Staff is requesting the Board to approve an agreement between Real Solutions Consultants and the Successor Agency to perform housing inspection services.

Note: That the above actions of the Oversight Board shall not become effective for three business days, pending any request for review by the DOF. If DOF requests review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if you subject to review by DOF, will not be effective until approved by DOF.

G. HAROLD DUFFEY
EXECUTIVE DIRECTOR

August 1, 2012

Dr. Kofi Sefa-Boakye
Director
Successor Agency
City of Compton
205 S. Willowbrook Avenue
Compton, Ca. 90220

Subject: Proposal for Affordability Housing Inspections HOME, CHDO and Covenants

Dear Dr. Boakye:

Real Solutions is pleased to submit a Proposal for Consultant Services to monitor and inspect your Home, CHDO Projects and Low-Mod Affordability Covenants. The scope of work shall include the monitoring and inspections of the affordability covenants for owner occupied and rental units.

We will provide physical inspections, conducts interviews, prepare surveys for all owner occupied and rental units in accordance to the Housing Quality Standards (HQS) requirements. All monitoring shall be preformed also in accordance's with the U.S Department of Housing and Urban Development (HUD) and California Health and Safety Code.

The services performed will cover all of the following Successor Agency projects and programs to include: Residential Rehabilitation Program; Commercial Rehabilitation; First Time Homebuyer Program; NSP; and Home Program.

Real Solutions appreciates the opportunity to present a proposal for the requested scope of work and we hope to work with you again in the future. If you have any questions regarding this proposal, please contact me at your convenience.

Sincerely,

Katherine R. McGhee

Scope of Work:

Real Solutions provides Physical Inspections, Monitoring, Report Writing, Review Lead Base Paint Compliance, Acquisitions of Real Estate Property and Programs related to NSP, First Time Homebuyers, or Residential Rehabilitation. We provide Cost Estimates, and assist with Property Eligibility. All work performed will meet **(HQS)** Housing Quality Standards, and **(HUD)** U.S Department of Housing and Urban Development requirements.

Inspections are conducted on Individual Properties, and Multi-Family Units. Previous our has performed housing inspections for the Agency related for your Recertification of First Time homebuyers, Annual Inspections, Rehabilitation Contracts, NSP properties and CHDO projects as well as other inspections which fall within the scope or program guidelines.

Duration of Work:

It is anticipated that our company will be completed with the proposed scope of work within 12 months from receipt of a notice to proceed. Nonetheless, Real Solution will perform Housing Inspection services at the direction of the Successor Agency staff until the funds for this contract have been exhausted.

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RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AN AGREEMENT WITH REAL SOLUTIONS CONSULTANTS TO PERFORM HOUSING INSPECTION SERVICES

WHEREAS, since the 1990’s the City approved several Community Housing Development Organizations (CHDO) and assisted developments with the use of Federal and State funds to develop affordable rental and for sale housing units in the community. As a condition for acceptance of those Federal and State funds, the Successor Agency must ensure that those developments comply with the Federal and State affordability requirements under 24 CFR 92.500(d) and Health and Safety Code Div. 24, Sec. 33000; and

WHEREAS, the Agency has accepted a proposal from MDG Associates to perform a portion of the monitoring requirements for these activities; however there is a need for Successor Agency staff to perform housing inspections related to these programs and activities. To that extent, the Agency is in receipt of a proposal from Real Solutions Consultants to perform a portion of the housing inspection services; and

WHEREAS, in light of the fact, that Successor Agency has to monitor and perform inspections and compliance reviews for over 740 housing units and activities, it was imperative that staff divide this scope of work into phases, utilizing the services of multiple companies in order to perform the services in an efficient and cost effective manner; and

WHEREAS, Table A describes the scope of work to be performed by Real Solutions. The Agency has utilized the services of Real Solutions in the past for similar activities. Real Solutions is uniquely qualified and have the knowledge and expertise of the Agency programs and activities to perform the scope of work requested; and

Table A

Proposal Fees			
Project Description	Scope of Work	Housing Units	Costs
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Physical Inspections	Perform physical inspections, tenant interviews and surveys	300 + Housing Unites	\$34,300.00
Total:			\$47,162.50

WHEREAS, the approval of these funds will have no impact on the City of Compton’s General Fund. The Successor Agency has funds approved in the ROPS and available in account number 1201-91-0000-4262 in the amount of \$47,163.00.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF COMPTON, HEREBY FINDS, DETERMINES, RESOLVE, AND ORDERS AS FOLLOWS:

Section 1. That the above recitals are hereby true and correct and are a substantive part of this resolution.

Section 2. That this resolution is adopted pursuant to Health and Safety Code Section 34177.

Section 3. That the Oversight Board hereby approves an agreement between the Successor Agency and Real Housing Solutions to perform housing inspection services.

Section 4. That the approval of these funds will have no impact on the City of Compton's General Fund. The Successor Agency has funds approved in the ROPS that are available in account number 1201-91-0000-4262 in the amount of \$47,163.00.

Section 5. That the officers and staff of the Oversight Board and the Successor Agency staff are hereby authorized and directed, jointly and severally, to execute the agreement as agreed upon by all parties and to do any and all things which they may deem necessary or advisable to effectuate this resolution.

Section 6. That a certified copy of this resolution shall be filed in the offices of the Executive Director of the Successor Agency.

ADOPTED this ____ day of _____, 2012.

**CHAIRPERSON OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

ATTEST:

**DEPUTY CLERK
LOS ANGELES COUNTY BOARD OF SUPERVISORS
ACTING AS SECRETARY TO THE OVERSIGHT
BOARD TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, _____, Secretary to the Oversight Board to the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairperson, and attested by the Secretary at the regular meeting thereof held on the ____ day of _____, 2012.

That said resolution was adopted by the following vote, to wit:

**AYES: BOARD MEMBERS -
NOES: BOARD MEMBERS -
ABSENT: BOARD MEMBERS -**

**DEPUTY CLERK
LOS ANGELES COUNTY BOARD OF SUPERVISORS
ACTING AS SECRETARY TO THE OVERSIGHT
BOARD TO THE SUCCESSOR AGENCY TO THE
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